

FACILITIES MANAGEMENT AND MAINTENANCE

ISSUES

One of the primary roles of the facilities management organization in both government and private industry is to provide for the long-term needs of the organization's capital assets. This maximizes the life of the facilities, retards their obsolescence and provides for a planned program of repairs, improvements, and restorations to make them suitable for organizational needs.

Fairfax County presently has a facility inventory in excess of 140 buildings with over 6.6 million square feet of space throughout the County. This inventory is expanding both with the addition on newly constructed facilities and by the acquisition of other property. With such a large inventory, and the acquisition of additional facilities, it is critical that a planned program of repairs and restorations be maintained.

Prior to FY 1980, Fairfax County had no such planned program. Most repairs and improvements were accomplished with County staff. These repairs were on an as needed basis in response to an immediate need. Since funds were limited, most repairs were minimal and did not address the long-term requirements.

In FY 1980, the Facilities Management Division of the Department of General Services was reorganized to address this area of responsibility. The Planning and Engineering Branch was established with the primary responsibility of surveying facilities, identifying problems and problem areas, developing costs estimates, establishing priorities, and performing the work required. This effort began to reduce the backlog of required work within available funding levels, but limited funding over the past several years has once again increased the backlog.

The first project established was Heating-Ventilation-Air Conditioning (HVAC)/Electrical Systems. This project provides for the repair,

renovation and upgrading of the mechanical and electrical systems throughout the County.

Many County facilities have outdated HVAC and electrical systems which are susceptible to failure or are highly inefficient energy users. Individual projects involve a two-step process which normally requires two years. During the first year an engineering evaluation is performed and a solution developed. Construction is normally carried out during the second year.

In FY 1983, the Roof Repairs and Waterproofing project was established after a detailed inspection of all roofs on County facilities. Based upon the results of that inspection, critical requirements were identified and a five-year plan for roof replacements was developed. Since then, a roof condition study is accomplished annually and requirements updated accordingly. This project is considered critical for avoiding the serious structural deterioration which occurs from roof leaks. By addressing this problem in a comprehensive manner, a major backlog of roof problems can be avoided.

Two new continuing projects were established in FY 1984: Carpet Replacement and Parking Lot Resurfacing. These projects provide an on-going funding source for replacement of carpeting in high traffic areas and repaving of parking lots as County facilities.

Another new continuing project was established in FY 1999 for emergency generator replacements. This project will program timely replacements for over 70 generators maintained by Facilities Management Division.

In addition, another two new continuing projects were established in FY 2001 for fire alarm system replacements and Massey Building renovations.

Minor repairs and renovations, usually generated by customer requests, including acquisition and installation of systems furniture, are accomplished under the category of Miscellaneous Building and

Repair. These small projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems.

PROGRAM GOALS

The primary goals of the program are:

To provide for a planned series of renovations, improvements, and repairs that will maximize the useful life of County facilities.

To modify County facilities and environmental control systems so as to increase energy utilization efficiency.

To provide emergency repairs to County facilities in order to correct potential safety or structural hazards.

RECENT PROGRAM ACTIVITY

For FY 2002, HVAC/Electrical projects are planned for Hollin Hall Center, Annandale Center Day Care, Gunston Fire Station, Police Administration, Reston Library, Mount Vernon Fire Station, and Massey Building cooling towers. Roof replacements will include the Newington Garage, Massey Annex, Jefferson Fire Station, McLean Fire Station, and Mt. Vernon Mental Health Center. Paving projects will include McLean Governmental Center, Reston Governmental Center and the Fire Training Center. Carpet replacement will continue in the Herrity Building on a phased, multi-year project. Fire alarm system replacements are planned for Newington Garage and Fairfax City Library. In addition, the emergency generator at the Adult Detention Center will be replaced and the phased carpet replacement at the Massey Building will be initiated.

A comprehensive facilities assessment is currently being conducted on 92 building sites and approximately 4.2 million square feet of County

facilities. The assessment will include a complete visual inspection of all mechanical and electrical components of each facility. All maintenance and repair deficiencies will be identified and trends determined for expanded analysis.

CURRENT PROGRAM SUMMARY

A total of eight projects have been submitted for Facilities Management and Maintenance. All projects combined total \$19.014 million and the amount allocated for FY 2003 is \$1.436 million.

PROJECT DESCRIPTIONS

1. **Miscellaneous Building and Repair.** This is a continuing project for the repair, renovation, remodeling and upgrading of various facilities throughout the County. Requirements include abatement of health or safety hazards and emergency or unanticipated repairs of building systems or components.
2. **HVAC/Electrical Systems.** This is a continuing project for the repair, renovation and upgrading of mechanical and electrical systems in various facilities throughout the County.
3. **Roof Repairs Waterproofing.** This is a continuing project for the maintenance and repair of facility roofs and waterproofing systems on County buildings.
4. **Fire Alarm System Replacements.** This is a continuing project for the replacement of fire alarm systems based on age and difficulty in obtaining replacement parts and service. This program provides for the replacement of fire alarm systems which are 15 to 30 years old, have exceeded their useful life, and experience frequent failure when tested.
5. **Parking Lot Resurfacing.** This is a continuing project for the repair and maintenance to parking lots at various facilities throughout the County. Parking lot surfaces are removed and

the subgrade recompact and a new base course and wearing surface installed.

6. **Carpet Replacement.** This is a continuing project for carpet replacement at various County facilities where the existing carpet has deteriorated beyond repair or is in an unserviceable condition.
7. **Emergency Generator Replacement.** This is a continuing project for generator replacements at 70 various sites throughout the County. Requirements are programmed based on equipment age coupled with maintenance and performance history.
8. **American Disabilities Act (ADA) Compliance.** This is a continuing project to address implementation of handicapped accessibility to County facilities on a priority basis to ensure County compliance with the American Disabilities Act of 1990. An analysis of all County programs and facilities was conducted and the results indicate that the total County requirements will be in the multi-million dollar range. Funding for ADA compliance began in FY 1995.

**PROJECT COST SUMMARIES
FACILITIES MANAGEMENT
(\$000's)**

PROJECT TITLE/NUMBER (FUNDING SOURCE) /1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED THRU FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	TOTAL FY2003-FY2007	TOTAL FY2008-FY2012
1. Misc. Building & Repair/003099 (G)	\$5,400	/2	\$450	\$550	\$550	\$550	\$550	\$2,650	\$2,750
2. HVAC/Electrical Renovation/009151 (G)	3,500	/2	350	350	350	350	350	1,750	1,750
3. Roof Repairs & Waterproofing/009132 (G)	2,000	/2	200	200	200	200	200	1,000	1,000
4. Fire Alarm System Replacement/ 003100 (G)	2,000	/2	200	200	200	200	200	1,000	1,000
5. Parking Lot Resurfacing/009136 (G)	2,000	/2	200	200	200	200	200	1,000	1,000
6. Carpet Replacement/ 009133 (G)	2,250	/2		250	250	250	250	1,000	1,250
7. Emergency Generator Replace- ment/009431 (G)	964	/2	36	118	18		143	315	649
8. ADA Compliance/009406 (G)	900	/2		100	100	100	100	400	500
TOTAL	\$19,014		\$1,436	\$1,968	\$1,868	\$1,850	\$1,993	\$9,115	\$9,899

/1 G = General fund

/2 Project is continuing and prior appropriation is not shown.

/3 Future funding for this project is undetermined.